

# **New Life Full Gospel Fellowship**

## **Alternative Compliance Request**

Design Review Case No.: DRB25-00993.

Property Located at: 1718 West Broadway Road (APN: 134-32-036A).

**Overview:** The proposed Design Review case (DRB25-00993d) seeks the approval of an expansion of the New Life Full Gospel Fellowship (“New Life”), on approximately ±0.56-acre vacant lot located at 1718 West Broadway Road (APN: 134-32-036A) (the “Property”).

New Life currently owns the adjacent building (i.e., suites) immediately east of the Property. New Life has invested significantly in the existing building and is now ready to expand by developing the vacant lot into a new 6,421 sq. ft. building for use by its parishioners, storage, etc.

Since acquiring the vacant Property, New Life and its design team have diligently been working with the City of Mesa Planning Division Staff to design the vacant lot within the existing overall commercial center. The result will replace a vacant lot, bring more stability/visibility of the overall commercial center development, and provide a service to the community.

With that said we are seeking a (minor) alternative compliance with the design requirement below.

Per MZO Section 11-7-3(B)(5)(b):

- b. No more than fifty percent (50%) of the total façade may be covered with one (1) single material.*

Per MZO Section 11-7-3(B)(6)(b)(ii) & (iv), to approve an alternative compliance we believe the following two (2) criteria apply to this specific request, where only one (1) is required. (*emphasis added*)

- ii. *Space limitations*, unusually shaped lots and *prevailing practices in the surrounding neighborhood*, may justify alternative compliance for *bypassed parcels and for improvements and redevelopment in older neighborhoods*.
- iv. The proposed alternative is *aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area* and/or meets or exceeds the urban design characteristics as described in the City's General Plan.

Due to the small size of the building, context with the existing buildings/materials within the commercial center the proposed building design blends into the commercial center and does not “stick out” as an object. See below picture of the existing buildings architectural vernacular.



The use of varied materials including two colors and textures of concrete masonry units, stucco, metal panels, glass (glazing), and amenities such as awnings and overhangs provide an interesting façade in the spirit of the requirements.. With that said, we are proposing that the different use/treatment of concrete masonry units (e.g., striping, etc.) and windows (glazing) be treated as distinct materials along the building's elevations. The designer used a combination of design characteristics (i.e., form, color, texture, and material where logical and appropriate) to give the building visual interest and appropriate context/scale, where possible. The primary entry has been designed as a focal point with additional forms, materials, and opening. to enhance the overall visual appeal of the buildings. There are also further articulation and use of accent materials to define employee areas and to add architectural interest. Special attention to landscaping and overall strategic building design features for both safety as well as comfort/visual interest were primary design objectives when developing the overall design package.

**Conclusion:** As noted, the Property is a bypassed parcel that has been vacant a long time and in need of development within this older, established commercial center/neighborhood. Moreover, there is a space limitation due to the building's size along with the prevailing architectural vernacular established within the existing commercial center. The proposed (minor) alternative is aesthetically complementary, better fits the context of the area, and improves/maintains the overall architectural appeal of the commercial center. Thus, the quality of the proposed overall design is appropriate and consistent, and the proposed (minor) alternative compliance request provides the necessary flexibility needed for New Life's building expansion and we believe it justifies its approval.